

FOR SALE

23, Coniston Park Drive, Standish, WN6 0AS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



23, Coniston Park Drive, Standish , WN6 0AS

Outstanding two bed semi-detached true bungalow located in the heart of Standish village.

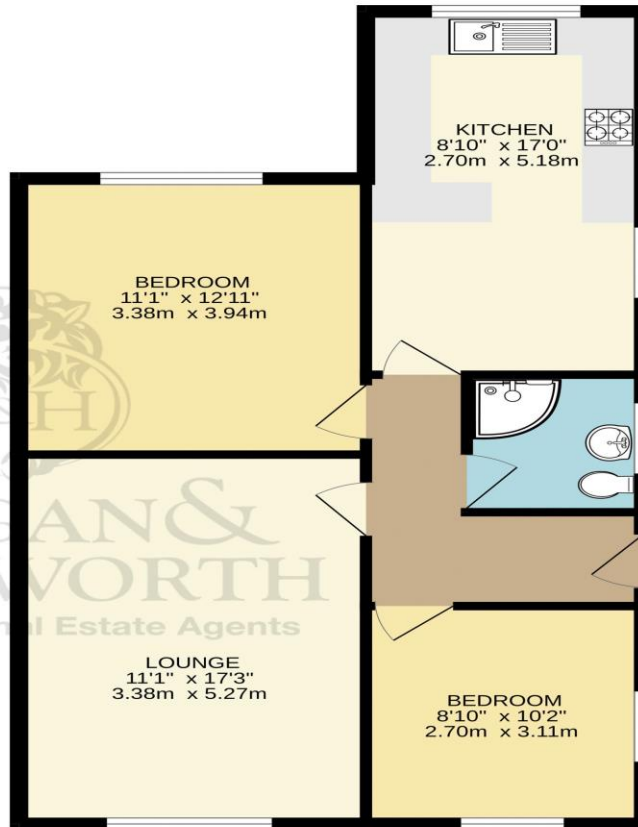
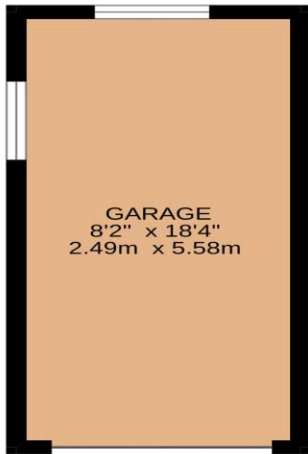


- Spacious semi-detached true bungalow
- Open plan kitchen / dining room
- Two good sized double bedrooms
- SOLD WITH NO ONWARD CHAIN
- Great sized reception room
- Modern fitted family shower room
- Large gardens / driveway / garage
- 822 SQ. FT.

Now available for sale and located along the ever-popular Coniston Park Drive in Standish is this well presented, two bed semi-detached true bungalow. The property sits on a superb plot with well-maintained gardens and is now offered for sale with NO ONWARD CHAIN. Coniston Park Drive offers easy access into Standish village with all its amenities, excellent public transport links and is just a short drive to junction 27 of the M6 motorway network. Internally the property has been really well looked after with the accommodation briefly comprising of entrance hallway, large formal lounge / sitting room located to the front, double master bedroom located to the rear, second double bedroom situated to the front, centrally located family bathroom comprising of wc, sink unit and corner shower unit and then an open planned kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units along with cooker. This property also benefits from a large loft which could be converted subject to the relevant planning. Externally the property has a well-maintained garden set behind a wall with driveway down the side leading to the single garage with up and over door. To the rear there is a deceptively large garden which has been well maintained and consists of well stocked borders and a lovely lawn. Internal inspection of this immaculately presented bungalow is highly recommended to appreciate the size, finish and stunning gardens.





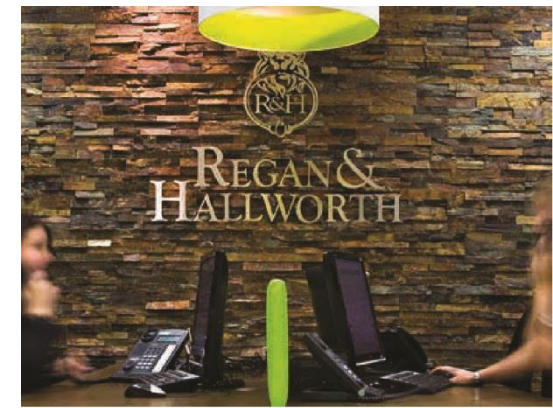


TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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